

**Ward Planning Commission
Public Hearing
July 24, 2017**

Call to Order

Chairman Gary Meadows called the meeting to order.

Roll Call

Members

Gary Meadows –absent
William “Brad” Staley – present
Sidney “Shane” Phillips – present
Helen Huitt –present
Tyler Madding – present
Wayne Knight – present
Mike Montalbano - present

See the attached sign in sheet for those that attended the meeting

Purpose for Public Hearing to consider the rezoning a piece of property at Bryant and Peyton Streets

Vice Chairman Staley stated the purpose of the meeting was to consider and hear comments about the rezoning the property at Bryant and Peyton Streets. Vice Chairman Staley ask Deborah Staley if the requirements had been met. Mrs. Staley stated that yes all requirements had been met. Mylissa Griggs of Lemons Engineering Consultants will be providing the proof of publication on Tuesday, July 25th. Tim Lemons of Lemons Engineering, Greg and Corbin Kidd were present to represent the rezone request.

Kidd Properties want to build twelve (12) duplexes. This will provide twenty-four (24) residential units/front doors. The lots will be larger than usual with large back yards. The property has an area that cannot be built upon because of the overhead electrical transmission lines. The units will be brick exterior, stained concrete floors, granite countertops, and the units will be either three (3) bedroom/two (2) bath units or two (2) bedroom/one (1) bath units. The rent will range from six hundred fifty dollars (\$650.00) to eight hundred twenty-five dollars (\$825.00). The company does run background inquiries and credit inquiries. They have a strict rental/lease agreement that addresses parking, abandoned/none working automobiles, no yard sales or sharing of utilities. The company checks the property periodically.

After the Kidds’ and Mr. Lemons spoke the public was invited to speak or ask questions. All of the speakers were not in favor of the rezoning of the property. They spoke of concerns of not wanting their property value to be effected, unsightliness of the property, increase in police presence needed in the now quite area and other negative comments.

Mayor Art Brooke stated that he had only received negative feedback about this rezone. Mr. Charles Gastineau presented a petition with 15 signatures against the rezone.

Mr. Lemons stated again that not everyone was qualified to purchase a home and there are people that prefer to rent. Therefore rental property is a need commodity for our area.

With no other comments the public hearing was closed.

Date Accepted: _____

Chairman

Attest: _____

Secretary